



Land at English Bicknor, Coleford, Gloucestershire

A productive and accessible parcel of land

About 9.71 acres (3.93 hectares)

For Sale by Informal Tender

Land at English Bicknor, Coleford, Gloucestershire

Nearest postcode GL16 7PQ

Coleford 3 miles • Monmouth 8 miles
• Ross-on-Wye 8 miles (distances approximate)

A single productive and well maintained enclosure of very gently sloping farmland extending to approximately 9.71 acres (3.93 hectares) with roadside access.

It is in a very accessible location and enjoys long road frontage to the B4234 between English Bicknor and Ross-on-Wye.

The land is currently used for arable cropping (Winter Oats).

It is being offered for sale in one lot.

Services

Mains water nearby.

Basic Payment Scheme

Basic Payment Scheme Entitlements are not included, however they may be available through separate negotiation.

Tender Date

Closing date for tenders on the attached form – 12 noon Friday 25th September 2020 – to Gwilym Richards's office. The envelope should be marked 'Land at English Bicknor' on the outside. Any offer accepted will remain 'subject to contract' until contracts are exchanged.



Ingoing Valuation

There will be no ingoing valuation payable and no counterclaim for dilapidations, deduction or set-off.

Sporting Rights

The sporting rights over the property are believed to be in hand and are included in the sale.

Timber

All growing and felled timber on the holding at date of completion is included.

Local Authority and Service Providers

Forest of Dean District Council: 01594 810 000
Severn Trent Water: 0843 837 0761

Town and Country Planning

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come into force and also subject to any statutory permission or byelaws without any obligation on the part of the vendor to specify them.

Rights of Way and Easements

This property is sold subject to and with the benefit of all rights including rights of way (whether public or private), light, support, drainage, water and electricity supplies; and other rights and obligations, easements, quasi-easements and restrictive covenants; and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water or gas or other pipelines whether referred to in these particulars or not.

Boundaries

Prospective purchasers shall be deemed (the property being available for inspection) to have full knowledge of the boundaries and neither the vendor nor their agents will be responsible for defining the boundaries or ownership thereof.

Purchasers will be responsible for making good and/or erecting and maintaining stock proof boundaries of their respective property within one calendar month of completion.

Sale Plans, Areas and Schedules

These have been prepared for guidance only and no guarantee or warranty as to their accuracy is given or implied. The position of grid references have been moved for convenience. The scale is only approximate. The areas, field numbers and schedules are based on Ordnance Survey and the Rural Land Register details and are for reference purposes only. Prospective purchasers shall be deemed to have satisfied themselves as to the description of the property, and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given. In particular, no objection shall be taken by the purchaser to any variation in areas on the deeds.

Tenure and Possession

The property is offered with freehold tenure and vacant possession upon completion.

Mode of Sale

The property will be offered for sale by Informal Tender

These particulars are issued solely on the understanding that all negotiations are conducted through the agents Gwilym Richards & Co Ltd.

Viewing

By prior appointment with the agents. Prospective purchasers should be aware that inspections are made entirely at their own risk and that neither the vendor nor their agent accepts liability.

Important Notice

Gwilym Richards & Co Ltd give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared as a general outline for the guidance of prospective buyers only. They are intended to give a fair and overall description of the property but are not intended to constitute part of an offer or contract.
 2. Any information and descriptions contained herein (whether in the text, plans or photographs), is given in good faith as an opinion but should not be relied upon as being statement or representation of fact.
 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. Any areas, measurements or distances referred to herein approximate only.
 4. The photographs appearing in these particulars show only a certain aspect and part of the property when taken. Certain aspects may have changed since the photographs were taken and it should not be presumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property that are not shown in the photograph.
 5. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, has been obtained.
 6. The information given herein in these particulars is given without responsibility on the parts of Gwilym Richards & Co Ltd or their clients. These particulars do not form any part of an offer or contract. Neither Gwilym Richards & Co Ltd nor their employees have any authority to make or give any representation or warranties of whatever nature in relation to this property.
 7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by any way of statement of fact.
 8. No liability is accepted for any expenses incurred where the property may have been sold, let or withdrawn.
 9. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of HMSO. Crown Copyright. All rights reserved. Licence No 100003759.
 10. Plans are not scale and are for identification purposes only.
- Photographs dated July 2020. Particulars dated August 2020.